

Boise City National Bank (Simplot Building)
805 West Idaho Street
Boise
Ada County
Idaho

HABS No. ID-23

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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. ID-23

BOISE CITY NATIONAL BANK (Simplot Building)

Location: Southwest corner, Eighth and Idaho Streets (805 West Idaho Street),
Boise, Ada County, Idaho
USGS Boise North Quadrangle
Universal Transverse Mercator
Coordinator: 11.564380.4829375

Present Owner: Boise Redevelopment Agency
711½ Bannock Street
P.O. Box 987
Boise, Idaho

Present Occupant and Use: Occupied by tenants of Boise Redevelopment Agency.
Its use is commercial.

Significance: This local landmark, modeled after H.H. Richardson's 1887 Marshall Field Store in Chicago was designed in the Romanesque Revival style by architect James King. It is one of the best examples of this style in the west. It utilizes Boise sandstone from the Tablerock quarry for its 20-inch-thick walls "to give an idea of solidity, strength and permanence". Other Boise buildings designed by King are listed on the National Register of Historic Places but the Boise City National Bank is the only surviving example of his commercial work.

PART I HISTORICAL INFORMATION

A. Physical History

1. Date of Construction: 1891

2. Architects:

James King. For alterations: Tourtellotte & Co. James King was an important Boise architect of the 1890s. As well as designing this building, he designed the Odd Fellows hall. Also in Boise, The National Register Moore-Cunningham house and the walls and administration building of the state penitentiary.

3. Original and subsequent owners:

Chain of title is lengthy and complicated because this property existed as separately owned pieces until J.R. Simplot collected them all under his Ruby Company's ownership in Reference is to the Office of Ada County, Clerk-Recorder, Records Department.

- 1877 Warranty Deed October 13, 1877, recorded January 15, 1881, in Book 8 page 620.
James W. & Matilda M. Griffin (h&w)
to
Hosea S. Eastman
- 1878 Warranty Deed October 9, 1878, recorded October 28, 1878, Book 7 page 79B.
Hosea S. & Benj. M. Eastman
to
John Lemp, Michael Pfefferlee and G. W. Brum, Trustees of Ada Co. Idaho Territory
- 1880 Warranty Deed December 6, 1880, recorded June 10, 1889, in Book 14 page 257. Ada Lodge #3 IOOF
John Lemp & William James Trustees
to
Hosea S. and Benj. M. Eastman
- 1891 Warranty Deed March 25, 1891, recorded March 30, 1891 in Book 17 page 44B.
Nathan Falk, Jim Driscoll, Nelson J. Kimball trustees Ada Lodge #3 IOOF
to
Alfred Eoff
- 1891 Warranty Deed , recorded March 30, 1891 in Book 17 page 451.
Alfred Eoff
to
Boise City National Bank
- 1891 Quitclaim Deed March 30, 1891, recorded March 30, 1891 in Book 17 page 454.
Hosea S. and Mary A. Eastman (h&w)
to
Boise City National Bank
- 1894 Quitclaim Deed January 11, 1894, recorded January 16, 1894 in Book 27 page 104.
John Lemp, G. W. Brumm & Michael Pfefferlee
to
The Boise City National Bank
- Warranty Deed Book 48 page 199.
Hosea S. & Mary A. Eastman (h&w)
to
The Boise City National Bank

Deed Book 50 page 104.
Alfred Eoff
to
Boise City National Bank

Warranty Deed 1894, recorded 1894, Book 50 page 156.
Hosea S. & Mary A. Eastman (h&w)
to
Boise City National Bank

1904 Warranty Deed August 27, 1904, No. 4869, recorded September 19,
1904 in Book 53 page 86.
Ada Lodge #3 IOOF
to
August Uihlein

1908 Warranty Deed May 26, 1908, No. 20353, recorded July 7, 1908 in
Book 74 page 337.
August Uihlein & Emily (h&w)
to
Leo P. Grunbaum

1911 Quitclaim Deed December 2, 1911, No. 42946, recorded June 8, 1912
in Book 101 pages 212 and 213.
Ida C. Pabst, Thekla Brumder, Paula Uihlein, Joseph E. Uihlein &
Ilma L. Uihlein (wife), Erwin C. Uihlein and Robt. A. Uihlein
being heirs of August & Emily Uihlein, deceased
to
Leo P. Grunbaum

1912 Administrator's Deed July 10, 1912, No. 43701, recorded July 18,
1912 in Book 101 pages 301 and 302.
Boise Title & Trust Administrator of Estates of Emily & August Uihlein
to
Leo P. Grunbaum

1935 Deed of Conveyance June 12, 1935, No. 163738, recorded June 14, 1935
in Book 210 pages 527 and 528.
J. L. Eckerson, receiver Boise City National Bank
to
J. S. Dollard

- 1935 Warranty Deed June 12, 1935, No. 163737, recorded June 14, 1935,
in Book 211 page 8.
J. S. Dollard & Ellen, (wife)
to
Capitol Securities Corp.
- 1939 Bargain & Sale Deed February 24, 1939, No. 188842, recorded March 14,
1939 in Book 234 pages 414 and 415.
Leo P. & Rebecca Grunbaum (h&w)
to
J. L. Eberle
- 1945 Warranty Deed August 10, 1945, No. 238795 recorded August 22, 1945 in
Book 285 pages 496 and 497.
Capitol Securities Corp.
to
E. D. Baird
- 1947 Warranty Deed February 4, 1947, No. 259673 February 6, 1947 in
Book 307 page 1.
E. D. & Virginia D. Baird (h&w)
to
Continental State Bank
- 1948 Warranty Deed January 9, 1948, No. 271787 recorded January 29, 1948
in Book 320 page 222.
E. D. & Virginia D. Baird (h&w)
to
J. R. Simplot Co.
- 1951 Bargain & Sale Deed May 2, 1951, No. 320478, recorded May 19, 1951.
J. L. & Claire Eberle (h&w)
to
Ernest G. Day
- 1953 Corporation Warranty Deed August 3, 1953, No. 349128, recorded
August 3, 1953.
Continental State Bank
to
Ruby Company

- 1953 Corporation Warranty Deed August 3, 1953, No. 349129, recorded August 3, 1953.
J. R. Simplot Co.
to
Ruby Company
- 1956 Decree of Settlement of Final Account & Distribution December 28, 1956, No. 404726 recorded December 28, 1956.
E. G. Day Estate
to
Emma N. Day, sole trustee and at her death to Donald, Robert & Ernest equal shares
- 1965 Warranty Deed December 14, 1965, No. 629926 recorded January 6, 1966.
Emma M. Day & E. M. Day as Trustee E. G. Day Estate and Clare Eberle as executrix J. L. Eberle Estate
to
Ruby Company
- 1973 Corporation Quitclaim Deed November 1, 1973, No. 865723 recorded November 6, 1973.
J. R. Simplot Realty Corp.
to
Simplot Industries, Inc., formerly Ruby Company
- 1973 Corporation Warranty Deed November 30, 1973, No. 870221 recorded December 28, 1973. (Couveys E½ Lot 10 and Lots 11 & 12)
Simplot Industries, Inc.
to
Boise Redevelopment Agency
- 1973 Confirmation and Correction Deed November 30, 1973, No. 7503006 recorded March 14, 1975. (Attaches to and corrects No. 870221)
Simplot Industries, Inc. (Couveys W½ Lot 10 completing Parcel 3 consisting of All of Lots 10, 11 & 12)
to
Boise Redevelopment Agency

4. Original plans and construction:

The original construction drawings are available to the public at the office of Hummel, Jones, Miller and Hunsucker whose parent firm was Tourtellotte and Hummel.

5. Alterations and additions:

Originally three stories high with corner entry, Tourellotte and Co., the foremost architects of their period in Boise, designed the 1904-05 fourth floor and 4 (western) bay additions and the 1913 removal and remodeling of the corner entry to the Eighth Street side. Both these alterations maintained the original building's spirit and appearance, and the crenellated parapet is a distinct enhancement of the original, (Charles Hummel, its designer, was German born and trained.) Later alterations were the enclosing of part of the window transoms and the bricking up of some of the south and west side windows.

B. Historical Events and Persons Connected with Structure:

Jack Simplot, multi-millionaire head of "wide-range, multi-million-dollar enterprises", purchased the Boise City National Bank Building in 1948 as headquarters for his business and industrial empire and renamed the building the Simplot Building. Hosea Eastman, once owner of the original Overland Hotel was president of the Boise City National Bank in 1891.

C. Sources of Information:

1. Old views:

- A. Historic views of the Boise City National Bank, original copies from the Idaho State Historical Society, 610 North Julia Davis Drive, Boise, Idaho, 83702. (See field records)
- b. Photocopies of architect's drawings of floor plans. Available from the offices of Hummel, Jones, Miller and Hunsucker, architects, Boise, Idaho, April 1980.

2. Bibliography:

a. Primary and unpublished sources:

Davis, Gage and associates, Boulder, Colorado. "URBAN CONSERVATION AND ADAPTIVE RE-USE ANALYSIS" prepared for Boise Re-development Agency, Boise, Idaho, 9/78.

Hibbard, Don, Architectural Historian, Idaho State Historical Society, 610 North Julia Davis Drive, Boise, Idaho.
NATIONAL REGISTER OF HISTORIC PLACES INVENTORY-NOMINATION FORM.

Idaho State Historical Society (Depository of survey records),
IDAHO STATE HISTORIC SITES INVENTORY, 1972.

McHugh, I. Patrick, "EASTMAN BUILDING: AN HISTORICAL SURVEY"
in the offices of the Boise Redevelopment Agency, Boise, Idaho,
September 1, 1979.

b. Secondary and published sources:

Hart, Arthur A, HISTORIC BOISE, AN INTRODUCTION TO THE ARCHITECTURE OF BOISE, IDAHO, 1863-1938. Published by Boise City Historic Preservation Commission 1979, Congress Card No. 79-91082.

"IDAHO DAILY STATESMAN", August 23, 1891, p. 6, c.1. November 26, 1905, p.14, c. 1-3.

"IDAHO YESTERDAYS", The Quarterly Journal of the Idaho Historical Society, Volume II, Number 2, Summer, 1967.

c. Sources not yet investigated:

Files of the Idaho Daily Statesman newspaper, published in Boise since 1864, are available on microfilm in the Library and Archives of the Idaho State Historical Society, located in the Idaho State Library, 325 West State Street, Boise, Idaho. Files of the Evening Capital News are similarly available from 1899 on.

Prepared by Patricia Rowse
Historic American Buildings Survey
July 1980

from survey form compiled by
C.Wayne Hunsucker AIA
Boise, Idaho
May, 1980

PART II ARCHITECTURAL INFORMATION

A. Exterior:

The Boise City National Bank is a four-story plus basement rusticated sandstone building in the Richardsonian Romanesque style. Its Eighth Street facade is three bays wide, dominated by a central entrance with Romanesque columns and an elliptical arch. Foliated ornamentation bands the spandrels. Large rusticated round arched windows flank the entry and are repeated on the Idaho Street side which is seven bays wide. The third story contains pairs of round arched windows with accented extrados moldings. The building stands on a raised foundation of concrete spread footings with stone foundation walls. The building is terminated with a crenellated parapet supported by a round - arched blind arcade. (See historic photographs in field records)

B. Interior:

First floor has banking area at east end of building. Rest of first floor has typical hallway and offices on each side. All other floors are typical hallway/office arrangements with numerous remodeling. The main entry of the lobby is original. The structural system consists of a combination of masonry bearing walls and wood columns and beams with wood floor joist at the first through fourth floors. East area first floor has concrete columns. The roof is a combination of bearing walls, wood columns and beams with wood trusses. The overall basic L-shape of the building is 122' x 150'. (See floor plans)

C. General Setting:

Located at south west corner of Idaho and Eighth Streets.

PART III SUPPLEMENTAL INFORMATION:

USGS Map with building identified.

Prepared by Patricia Rowse
Historic American Buildings Survey
July 1980

from survey form compiled by
C. Wayne Hunsucker AIA
Boise, Idaho
May, 1980

Simplot Building

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PART IV PROJECT INFORMATION:

This project was undertaken by the Boise Redevelopment Agency in compliance with Executive Order 11593 and a Memorandum of Agreement with the Advisory Council on Historic Preservation to mitigate the adverse effect of the regional retail/center in Boise, Idaho. John A. Burns, AIA and Emily J. Harris were the HABS project coordinators. The written data was prepared in the HABS office by Patricia Rowse in July 1980 from the survey form compiled by C. Wayne Hunsucker, AIA, Boise, Idaho. Photographs were taken by Duane Garrett in March 1980.